

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**

**January 8, 2014**

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Bill Woeste, Tom Hasselbeck and Bob Myron.

Scott Lepsky, seconded by Bob Myron, made a motion to excuse Don Hassler which passed 4 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held December 11, 2013, were approved as submitted.

**NEW BUSINESS:**

**Mi Hacienda Special Events – 6 Month Review – 3220 Dixie Highway**

Tim Bachman stated this is the 6 month review for allowing special events to be held at Mi Hacienda. A memo was given to the Commissioners from Sgt. Lagemann outlining the problems that have occurred at the facility. The recommendation from Sgt. Lagemann and Mr. Bachman is the conditional use be terminated. Special events will no longer be able to be held but the bar will continue to operate. The same problems discussed in Sgt. Lagemann's memo will likely continue and will be dealt with by the Police Department and the State of Ohio Board of Liquor Control. In the past, off-duty police officers were permitted to work special events due to the number of patrons attending. With the termination of the conditional use, the practice of hiring off-duty police will no longer occur.

Scott Lepsky, seconded by Bill Woeste, made a motion that the special event designation by rescinded and terminated immediately.

As a point of order, Steve Wolterman asked if anyone in the audience wanted to speak in regard to this case (applicant not in attendance). No one came forward and the vote on the motion was 4 – 0 in favor of rescinding and terminating the special events conditional use approval.

**Conditional Use Application – Class II Composting Facility – 1485 Symmes Road**

Slides of the property were shown. Mr. Bachman stated composting is permitted in a M-2 with approval via a conditional use. Landform is a landscape company which brings dead and various other plant materials back to their facility to compost. Typically, this is not a problem. However, Landform now has a contract with a company that uses tea leaves and needs a place to dispose of them after they have been processed. Once a food product is introduced into the compost, the State classifies it as a Class II compost facility which requires licensing and a permit. As part of the OEPA approval, the local jurisdiction must also approve.

Mr. Don Bently, Landform, stated they've processed yard waste materials for years and have also added tea leaves to their compost in the past. The Hamilton company that the leaves are picked up from also used several other sources for disposal. OEPA ruled anyone accepting tea leaves must be classified as a Class II composting facility and the other disposal sources decided they didn't want to go through the license process. Because of the amount of leaves Landform will be taking, the State will not require a bond; just the license fee and permit to ensure compliance. Landform has applied for the permit but are not yet approved. Mr. Bently stated they will have no more than 1,000 to 1,200 cubic yards stored on site in piles of approximately 300 cubic yards each. The compost will be for their use only and not for sale to the general public.

Erin Donovan stated the Class II license also allows for other food products to be composted. Mr. Bently has stated he only plans to use tea leaves as they will add nitrogen to the compost. OEPA regulates these facilities pretty heavily and if there is an issue, it will be handled by them. Scott Lepsky asked Mr. Bently if other food product would be added and Mr. Bently replied no.

Mr. Bently explained they have several piles of compost on site. A grinder is brought in and turns the compost into mulch which is then used by their landscape business. Mr. Woeste asked if the surrounding property owners had been notified and Mr. Bachman replied no. Staff did not feel it was necessary due to the size of the piles and the adjacent uses. Mr. Bachman then reviewed the memo given to the Commission containing possible conditions of approval.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve the compost facility at 1485 Symmes Road with the following conditions:

1. It will be reviewed for renewal in one year;
2. There will be no sale of compost from this facility;
3. State permit is required prior to operation;
4. The ground tea leaves as described by the applicant will be the only food type class II additive; and
5. There will be no more than 1,200 cubic yards total on the premises.

Motion carried 4 – 0.

Being no further business, the meeting adjourned.

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Scott Lepsky, Chairman

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Peggy Flaig, Clerk